

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

SmallPHAPlanUpdate
AnnualPlanforFiscalYear: 2002

SoutheastGeorgia Consolidated HousingAuthority

(ga282v02)

**NOTE:THISPHA PLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: Southeast Georgia Consolidated Housing Authority

PHANumber: GA282

PHAFiscalYearBeginning:(mm/yyyy) 10/2002

PHA Plan Contact Information:

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Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered :

- ☐ Public Housing and Section 8 ☐ Section 8 Only ☒ Public Housing Only

AnnualPHAPlan
FiscalYear20 02
[24CFRPart903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

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ii.ExecutiveSummary

[24CFRPart903.79(r)]

AtPHAoption,provideabriefoverviewoftheinformationintheAnnualPlan

ThisSectionisleftblanksinceitisoptional.

1.SummaryofPolicyorProgramChangesforthe UpcomingYear

Inthissection,brieflydescribechangesinpoliciesorprogramsdiscussedinlastyear'sPHAPlanthatarenotcoveredinother sections of this Update.

We have made numerous changes to our policies and/or programs based on changes in statutes and/or HUD regulations that have occurred in the past year. HUD mandated all of these.

- **Implementation of Community Service Requirements:**

The Housing Authority has suspended enforcement of the 8 -hour community service requirement. The Housing Authority will not enforce this provision of our Admissions and Continued Occupancy Policy so long as Congress provides for the option to not enforce it. In taking this action, we still want to encourage our public housing residents to both participate in the community and enhance their self sufficiency skills in a truly voluntary manner.

All affected residents have been notified of the suspension of the requirements.

2.CapitalImprovementNeeds

[24CFRPart903.79(g)]

Exemptions: Section 8 only PHA s are not required to complete this component.

A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? **\$302,739**

C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1)CapitalFundProgram5 -YearActionPlan

The Capital Fund Program 5 -Year Action Plan is provided as Attachment C

(2)CapitalFundProgramAnnualStatement

3.D Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program -NA

[24CFR Part 903.79(k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to next component; if "yes", describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program -NA

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- ☐ Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family's resources
- ☐ Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- ☐ Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan -NA: Program Eliminated

[24 CFR Part 903.7(m)]

Exemptions Section 8 Only PHAs may skip to the next component PHA eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☐ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

- C. ☐ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

- D. ☐ Yes ☐ No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name) _____ e)

3. In what manner did the PHA address those comments? (select all that apply)

- ☐ The PHA changed portions of the PHA Plan in response to comments. A list of these changes is included:
☐ Yes ☐ No: below or
☐ Yes ☐ No: at the end of the RAB Comments in Attachment ____.
- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the end of the RAB Comments in Attachment ____.
- ☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (State of Georgia)

The SE Georgia Consolidated Authority had developments located in the cities of St Mary's, Folkston, Kingsland and Woodbine, non -entitlement cities in Camden and Charlton Counties. The jurisdiction of the Consolidated Plan encompasses the State of Georgia.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- ☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- The SE Georgia Consolidated Housing Authority will continue to maintain and renovate its public housing units.
 - The SE Georgia Consolidated Housing Authority will continue to provide accessible housing in the public housing program to persons with disabilities.
 - The SE Georgia Consolidated Housing Authority will continue to market its public housing program to make families and elderly persons aware of the availability of decent, safe, sanitary and affordable housing.

☒ Other:(listbelow)

- The SE Georgia Consolidated Housing Authority Admission and Continued Occupancy Policy (ACOP) requirements are established and designed to:
 - (1) Provide improved living conditions for very low and low -income families while maintaining their rent payments at an affordable level.
 - (2) To operate as a socially and financially sound public housing agency that provides violence and drug -free, decent, safe and sanitary housing with a suitable living environment for residents and their families.
 - (3) To avoid concentrations of economically and socially deprived families in any of four public housing developments.
 - (4) To lawfully deny the admission of applicants, or the continued occupancy of residents, whose habits and practices reasonably may be expected to adversely affect the health, safety, comfort or welfare of other residents or the physical environment of the neighborhood, or create a danger to our employees.
 - (5) To attempt to house an entire family in each development that is composed of families that are representative of the range of incomes of low income families in our jurisdiction. To promote upward mobility opportunities for families who desire to achieve self -sufficiency.
 - (6) To facilitate the judicious management of four inventory and efficient management of four staff.
 - (7) To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal fair housing laws and regulations so that the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status.

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The following information is taken from the State of Georgia Consolidated Plan Executive Summary and Annual Action Plan.

Executive Summary

The Consolidated Plan Executive Summary reports that the housing and community development

needs of Georgians are:

- ❑ Regardless of tenure, income or household size, the most common problem affecting all households is cost burden. One in every four households pay at least 30% of their income for housing. Approximately 39% of these cost burdened households and 10% of all households are severely cost burdened, devoting at least 50% of their income on housing costs.
- ❑ 41% of all renters, compared to 22% of all homeowners, have at least one housing problem.
- ❑ 40% of all Georgia households are of low or moderate income. Housing problems affect 75% of all extremely low-income households.
- ❑ 64% of all elderly households are of low or moderate income, with the largest concentration in the extremely low-income range. 30% of all small family households are of low or moderate income. Cost burden is the most significant problem affecting both elderly and small family households. 42% of all large family households are of low or moderate income. Overcrowding is the most significant concern of this household type.
- ❑ Insufficient income is the single largest barrier to affordable housing.
- ❑ Estimates based on the age of housing indicate that 1.1 million housing units in Georgia may contain lead-based paint. Some 127,000 low and moderate income households are at high risk of exposure to lead-based paint hazards such as chipping or peeling paint and dust.

The Housing and Community Development Strategic Plan

Over five years the State anticipates providing assistance to put over 55,000 extremely low, low and moderate income households in affordable housing free of overcrowded, structurally substandard conditions, with supportive services where appropriate for populations with special need.

The Consolidated Plan divides the State's priorities into two categories based on function:

- (1) priorities to directly benefit low and moderate income households and
- (2) priorities to improve the production capacity of Georgia's affordable housing providers.

Direct Benefit Priorities:

- ❑ to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing free of overcrowded and structurally substandard

conditions.

- ❑ To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership free of overcrowded and structurally substandard conditions.

Strategic Plan Five -Year Objectives

- ❑ The Strategic Plan estimates, based on resources expected to be available over a five year period, that the State will provide the following benefits for low and moderate income Georgians:
- ❑ Rehabilitate or construct 5,505 affordable rental units
- ❑ Provide rental assistance for 44,700 households
- ❑ Assist 6,750 households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.
- ❑ Assist an average of 190 organizations annually to provide housing and supportive services to the homeless.
- ❑ Assist an average of 39 organizations annually to provide housing and supportive services to Georgia's Special Need populations.

Public Housing Authorities

The Consolidated Plan Executive Summary provides the following comments relating to Public Housing Authorities in Georgia.

Public Housing Authorities implement a large portion of Georgia's housing assistance effort. Local governments have created 202 PHAs, providing public housing. Seventeen PHAs offer Section 8 rental subsidies. PHAs utilize funds from public housing rent receipts, federal subsidies from HUD, and proceeds from bond issues for some development costs. Over 108,000 residents live in the 55,834 units of local public housing available across Georgia.

No public housing authorities are operated by the State. Therefore, the State has not developed a plan to encourage public housing residents to become more involved in the public housing management or to become owners of their units. However, the State encourages individual PHAs to develop such a plan with residents. The State also continues to encourage within its programs the transition of public housing residents into private housing living situations.

Action Plan

The following activities are extracted from the State of Georgia Annual Action Plan.

Part VI. Action Plan

Activities planned to meet the State's housing priorities and objectives include:

- ❑ Rehabilitate or construct affordable rental housing for 1,003 low or moderate income households.
- ❑ Assist 1,498 low or moderate income households achieve or maintain homeownership.
- ❑ Provide 1,000 low or moderate income households with rental assistance.
- ❑ Make 290 funding awards to organizations that provide housing and supportive services necessary for the homeless to break the cycle of homelessness.
- ❑ Make 357 funding awards to organizations that provide the housing and supportive services necessary for special need households to achieve decent, safe and sanitary living conditions.

Among the Federal resources available to Georgia (Part VI, Section C) include Section 8 Rental Certificates and Vouchers to address affordable housing needs; HOPEI (Public Housing Homeownership) to address homeownership needs; and for Public Housing, the Comprehensive Grant Program and Public Housing Development funds.

Part VI, Section I. Georgia's Activities to Meet the State's Housing Priorities and Objectives

This section outlines activities by priority and objective. While the activities, priorities and objectives do not directly relate to the public housing program, the activities do include the Section 8 program. Again while none of the activities tap public housing funds, the activities do parallel the goals and objectives of the SE Georgia Consolidated Housing Authority. The Priorities and Objectives are listed as follows:

Priority: to increase the number of Georgia's low and moderate income households who have obtained affordable, rental housing which is free of overcrowded and structurally substandard conditions.

Objective #1: Rehabilitate or construct affordable, rental housing units for 280 extremely low, 431 low, and 290 moderate income households.

Objective #2: Provide 4,950 extremely low, and 1,100 low income households with rental assistance.

(This objective refers specifically to the Section 8 Rental Assistance Program which is administered by the Georgia Department of Community Affairs.)

Priority: To increase the number of Georgia's low and moderate income households who have achieved and are maintaining homeownership in housing free of overcrowded and structurally substandard conditions.

Objective#3: Assist 30 extremely low, 345 low, and 1,124 moderate income households to achieve or maintain homeownership in housing free of overcrowded and structurally substandard conditions.

Priority: To increase the access of Georgia's homeless to a continuum of housing and supportive services which address their housing, economic, health and social needs:

Objective#4: Make 290 funding awards to provide shelter/bed nights, transitional housing units, and supportive services necessary for the homeless to break the cycle of homelessness.

Priority: To increase the access of Georgia's Special Need population to a continuum of housing and supportive services which address their housing, economic health and social needs.

Objective#5: Make 358 funding awards to organizations or households that assist at least 1,000 Special Need households with the housing and supportive services necessary to achieve decent, safe and sanitary living conditions.

(This objective includes as an activity the implementation of Georgia's Section 8 Rental Assistance Program and it refers specifically to the Georgia Department of Community Affairs continuing to administer the program in Georgia's 149 counties.)

In summary, the Georgia State Consolidated Plan strategies are consistent with and support the goals and objectives of the Southeast Georgia Consolidated Housing Authority.

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

A substantial deviation from the 5 -year Plan occurs when the Board of Commissioners decides that it wants to change the mission statement, goals or objectives of the 5 -year plan.

B. Significant Amendment or Modification to the Annual Plan:

Significant amendments or modifications to the Annual Plan are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the plans of the agency and which require formal approval of the Board of Commissioners.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
NA	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
NA	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
NA	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
NA	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/ Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
NA	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
NA	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing § 504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99 -52 (HA).	Annual Plan: Capital Needs
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
NA	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy (incorporated by reference)	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Implementation of Community Service Requirements Definition of Substantial Deviation Deconcentration/Income Mixing Documentation Voluntary Conversions Documentation	(specify as needed) ACOP/Annual Plan Annual Plan ACOP/Annual Plan Annual Plan

AttachmentB

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramand CapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName: SoutheastGeorgiaConsolidatedHousing Authority		GrantTypeandNumber CapitalFundProgramGrantNo: GA06P28250102 ReplacementHousingFactorGrant No:			FederalFYofGrant: 2002
<input checked="" type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input type="checkbox"/> PerformanceandEva luationReportforPeriodEnding: <input type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts	50,703			
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStruc tures	252,036			
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1Relocation Costs				
18	1499DevelopmentActivities				
19	1501CollateralizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2 –20)	302,739			
22	Amountofline21RelatedtoLBPAactivities				
23	Amountofline21Rel atedtoSection504compliance				
24	Amountofline21RelatedtoSecurity –SoftCosts				
25	AmountofLine21RelatedtoSecurity – HardCosts				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Southeast Georgia Consolidated Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28250102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: SoutheastGeorgiaConsolidatedHousing Authority		GrantTypeandNumber CapitalFundProgramGrant No: GA06P28250102 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimate dCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
HAWide	FeesandCosts	1430	LumpSum					
	A&EFees;reimbursablecosts			50,703				
	SubtotalAcct1430			50,703				
	DwellingStructures	1460						
GA282-3 Kingsland	SheetrockInteriorCeilings		24units	38,400				
	Painting&CaulkingInterior		24units	13,200				
	RepairSecondFloorSystem		24units	41,919				
	ReplaceVCTFlooring&Base		24units	50,400				
	ReplaceWasherBox es		24units	3,840				
GA282-8 Woodbine	KitchenCabinetUpgrade		28units	72,800				
	Replacewasherboxes		28units	4,480				
	SheetrockInteriorCeilings		28units	44,800				
	ReplaceVCTFlooring&Base		28units	17,500				
	Painting&Caulkin gInterior		28units	15,400				
	SubtotalAcct1406			252,036				
	GrandTotal			302,739				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Southeast Georgia Consolidated Housing Authority			Grant Type and Number Capital Fund Program No: GA06P28250102 Replacement Housing Factor No:				Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	03/31/04			09/30/05			
GA282-3	03/31/04			09/30/05			
GA282-8	03/31/04			09/30/05			

AttachmentC

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHAName:SoutheastGeorgia ConsolidatedHousingAuthority				<input checked="" type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA- Wide	Year1	WorkStatementforYe ar2 FFYGrant:2003 PHAFY:10/01/03	WorkStatementforYear3 FFYGrant:2004 PHAFY:10/01/04	WorkStatementforYear4 FFYGrant:2005 PHAFY:10/01/05	WorkStatementforYear5 FFYGrant:2006 PHAFY:10/01/06
	Annual Statement				
HAWide		9,269	6,344	91,049	264,321
GA282-1		146,140	0	0	38,418
GA282-2		4,500	0	0	0
GA282-3		51,760	137,520	0	0
GA282-4		40,960	76,875	0	0
GA282-5		44,890	82,000	0	0
GA282-7		1,740	0	51,250	0
GA282-8		3,480	0	160,440	0
CFPFund sListed for5 -yearplanning		302,739	302,739	302,739	302,739
Replacement HousingFactor Funds					

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	Activitiesfor Year: <u> 2 </u> FFYGrant:2003 PHAFY:10/01/03			ActivitiesforYear: <u> 3 </u> FFYGrant:2004 PHAFY:10/01/04		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
		<u>FeesandCosts</u> <u>(1430)</u>			<u>FeesandCosts</u> <u>(1430)</u>	
See	HAWide	A&EFees;reimbursable costs	9,269	HAWide	A&EFees;reimbursable costs	6,344
		SubtotalHAWide	9,269		SubtotalHAWide	6,344
		<u>SiteImprovements</u> <u>(1450)</u>			<u>DwellingStructures</u> <u>(1460)</u>	
	GA282-1 Folkston	ConcreteSidewalks Upgrade	4,640	GA282-3 Kingsland	InstallInsulated Windows(24units)	89,400
		<u>DwellingStructures</u> <u>(1460)</u>		GA282-3 Kingsland	SecurityWindow Screens(24units)	33,600
	GA282-1 Folkston	Replaceexteriorframes, doors;replacescreen doors(1 0units)	122,000	GA282-3 Kingsland	InteriorWindowSill Repairs(24units)	14,520
		ReplaceRoofingand EveDrip(3Bldgs)	7,500		SubtotalGA282 -3	137,520
	GA282-1 Folkston	Replaceshower surroundsinelderly units	12,000		DwellingStructures (1460)	
		SubtotalGA282 -1	146,140	GA282-4 St.Marys	InstallInsulated Windows(15units)	55,875
				GA282-4 St.Marys	SecurityWindow Screens(15units)	21,000
		<u>SiteImprovements</u> <u>(1450)</u>			SubtotalGA282 -4	76,875
	GA282-2 Kingsland	ConcreteSidewalks Upgrade	4,500		DwellingStructures (1460)	

		SubtotalGA282 -2	4,500	GA282-5 St.Marys	InstallInsulated Windows(16units)	59,600
				GA282-5 St.Marys	SecurityWindow Screens(16units)	22,400
		<u>SiteImprovements (1450)</u>			SubtotalGA282 -5	82,000
	GA282-3 Kingsland	ConcreteSidewalks Upgrade	5,360			
	GA282-3 Kingsland	Off-StreetParking	7,200			
		<u>DwellingStructures (1460)</u>				
	GA282-3 Kingsland	ExteriorSiding Replacement	39,200			
		GA282-3	51,760			
		<u>SiteImprovements (1450)</u>				
	GA282-4 St.Marys	Constructoff -street parking(15units@ 2,400)	36,000			
	GA282-4 St.Marys	ConcreteSidewalks Upgrade	3,000			
		<u>DwellingStructures (1460)</u>				
	GA282-4 St.Marys	ExteriorPaintingof7 Buildings@280	1,960			
		SubtotalGA282 -4	40,960			
		<u>SiteImprovements (1450)</u>				
	GA282-5 St.Marys	Constructoff -street parking(16units@ 2,400)	38,400			
	GA282-5 St.Marys	ConcreteSidewalks Upgrade	4,250			
		<u>DwellingStructures (1460)</u>				

	GA282-5 St.Marys	ExteriorPaintingof8 Buildings@280	2,240			
		SubtotalGA282 -5	44,890			
		<u>SiteImprovements</u> (1450)				
Statement	GA282-7 Woodbine	ConcreteSidewalks Upgrade	1,740			
		SubtotalGA282 -7	1,740			
		<u>SiteImprovements</u> (1450)				
	GA282-8 Woodbine	ConcreteSidew alks Upgrade	3,480			
		SubtotalGA282 -8	3,480			
		TotalCFPEstimatedCost	302,739			302,739

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

ActivitiesforYear: __ 4__ FFY Grant:2005 PHAFY:10/01/05			ActivitiesforYear: __ 5__ FFY Grant:2006 PHAFY:10/01/06		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
	DwellingStructures (1460)			NonDwelling Structures(1470)	
GA282-7 Woodbine	Installinsulated windows(10units)	37,250	HAWide	ManagementArea Addition,Tenant counseling&interview (atall4cities)	120,000
	Installsecuritywindow screens(10units)	14,000	HAWide Kingsland	CommunityBldgt oilet; ADAimprovements	22,500
	SubtotalGA282 -7	51,250	HAWide Kingsland	CommunityRoom entrance	27,400
			HAWide Woodbine	CommunityBldgtoilet	22,500
	DwellingStructures (1460)		HAWide Alllocations	Installbathroomexhaust fans	44,010
GA282-8 Woodbine	Installinsulated windows(28units)	104,300		Installsecurity/address lightfixtures	27,911
	Installsecuritywindow screens(28units)	39,200		SubtotalHA Wide	264,321
	InteriorWindowSill repair(28units)	16,940			
	SubtotalGA282 -8	160,440		DwellingStructures (1460)	
			GA282-1 Folkston	Upgradeelectricalpanel (25units)	38,418
HAWide	DwellingStructures (1460)			SubtotalGA282 -1	38,418
	InsulateAttics	56,069			
	InstallAtticAccess Doors	34,980			

	SubtotalHAWide	91,049			
	Total CFPEstimatedCost	302,739			302,739

AttachmentD

Required Attachment: Resident Member on the PHA Governing Board

1. ☒ Yes ☐ No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Irene Hannan

B. How was the resident board member selected: (select one)?

- ☐ Elected
☒ Appointed

C. The term of appointment is (include the date term expires): 5 years expiring March, 2006

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? NA

- ☐ the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
☐ the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
☐ Other (explain):

B. Date of next term expiration of a governing board member: NA

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position): NA

Attachment E

Required: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Mary Rhone St. Mary's

Bobby Davis Folkston

Shirley Knight Woodbine

Penny Thomas Woodbine

Anita Riddle Kingsland

Kala Marsh Kingsland

AttachmentF

Component3,(6)DeconcentrationandIncomeMixing

- a. ☒ Yes ☐ No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. ☒ Yes ☐ No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
GA282-4	31 units	See Below	See Below
GA282-7	10 units	See Below	See Below
GA282-8	28 units	See Below	See Below

Housing Authority Programs

The S.E. Georgia Consolidated Housing Authority owns and operates a total of 163 public housing units. The following is a breakdown of the public housing developments, units and communities.

HUDACC

Housing Authority Identification

GA282-1	Folkston, GA: 50 units (10 elderly/40 general occupancy)
GA282-2	Kingsland, GA: 20 units (general occupancy)
GA282-3	Kingsland, GA: 24 units (16 general occupancy/8 elderly)
GA282-4	St. Marys, GA: 15 units (general occupancy)
GA282-5	St. Marys, GA: 16 units (general occupancy)
GA282-7	Woodbine, GA: 10 units (general occupancy)
GA282-8	Woodbine, GA: 28 units (8 elderly/20 general occupancy)

The S.E. Georgia Consolidated Housing Authority public housing units are located in four communities. The communities are small and primarily rural in nature.

Explanation

For the purpose of this deconcentration analysis, we considered the developments as general occupancy (covered developments). We also compared the developments on a jurisdiction-wide basis.

Our analysis is based on Average Income. Utilizing that criteria, three developments are outside the Established Income Range of 85% to 115% of Housing Authority -wide average income.

<u>Project Number</u>	<u>Location</u>	<u>Income Range</u>
GA282-4	St. Marys	127%
GA282-7	Woodbine	77%
GA282-8	Woodbine	82%

GA282-4: St. Marys, GA; 15 units

This development is one of two developments in St. Marys. As of the date of this analysis, 13 of the 15 units were occupied. Project GA282 -5 has a total of 16 units of which 10 are occupied. Both developments are designed for general occupancy and are “covered units” for the purpose of the deconcentration analysis. Project GA282 -4 had an average income at 127% of the Housing Authority -wide average income while Project GA282 -5 has an average income at 111% of the Housing Authority -wide average income.

St. Marys is the largest of all the communities within the jurisdiction of the Housing Authority. There is considerable employment opportunity in St. Marys which, in part explains why both developments tend to have higher than average income. GA282 -4 had, at the time of this analysis two resident families with incomes significantly higher than average. With such a small number of units in the developments, a move in or out by one family can significantly affect the average income of the development.

The S.E. Georgia Consolidated Housing Authority does not have a waiting list so does not have the ability to skip families in order to achieve a balance of incomes. The Housing Authority does not believe that there is reason for concern about the imbalance between the St. Marys developments and the other communities. Each community has its own characteristics and it is unreasonable to compare the economic conditions, for example, with similar conditions in the other communities.

GA282-7:Woodbine;10units
GA282-8:Woodbine;28units

Both of these developments ranked below the Established Income Range. GA282 -7 is at 77% and GA282 -8 is at 82%. The percentage ranking is consistent between both developments which indicates that they both exhibit similar characteristics. As of the date of this analysis, 6 of the 10 units were occupied at GA282 -7. Project GA282 -8 has a total of 28 units of which 20 are designed for general occupancy and 8 are designed for occupancy by elderly and disabled families. Seventeen of the 28 units were occupied as of the date of this analysis.

Woodbine is a small rural community with few opportunities for finding employment. As a result this development has a high percentage of families receiving some form of assistance such as Social Security Disability Insurance. At the time of this analysis, approximately 25% of the families in both developments had wage income.

Because of the small number of units in this development, a single vacancy or move-in can cause a significant change in the percentage of income in this development compared to the Housing Authority-wide average.

The S.E. Georgia Consolidated Housing Authority does not have a waiting list so does not have the ability to skip families in order to achieve a balance of incomes. The Housing Authority does not believe that there is reason for concern about the imbalance between the Woodbine developments and the other communities. Each community has its own characteristics and it is unreasonable to compare the economic conditions, for example, with similar conditions in the other communities.

Deconcentration Policy

The following is an extract from our adopted Admissions and Continued Occupancy Policy.

10.4 DECONCENTRATION POLICY

It is the S.E. Georgia Consolidated Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The S.E. Georgia Consolidated Housing Authority will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives

to implement.

10.5 Deconcentration Incentives

The S. E. Georgia Consolidated Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and non-discriminatory manner.

10.6 Offer of a Unit

When the S. E. Georgia Consolidated Housing Authority discovers that a unit will become available, we will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the deconcentration goal and/or the income targeting goal.

The S. E. Georgia Consolidated Housing Authority will contact the family first by telephone to make the unit offer. If the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given five (5) business days from the date the letter was mailed to contact the S. E. Georgia Consolidated Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. After the opportunity to view the unit, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit, the S. E. Georgia Consolidated Housing Authority will send the family a letter documenting the offer and the rejection.

10.7 Rejection of Unit

If in making the offer to the family the S. E. Georgia Consolidated Housing Authority skipped over other families on the waiting list in order to meet their deconcentration goal or offered the family any other deconcentration incentive and the family rejects the unit, the family will not lose their place on the waiting list and will not be otherwise penalized.

If the S. E. Georgia Consolidated Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other deconcentration incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected.

If the family rejects with good cause any unit offered, they will not lose their place on the waiting list. Good cause includes reasons related to health, proximity to work, school, and childcare (for

those working or going to school 1). The family will be offered the right to an informal review of the decision to alter their application status.

AttachmentG

Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments

As stated in Notice PIH2001 -26, beginning with Fiscal Year 2002, all PHA must address the following questions about their Required Initial Assessments and include the following information as are required attachment to the PHA Plan:

a. How many of the PHA's developments are subject to the Required Initial Assessments?

Seven Developments:

Folkston, GA: 50 units

GA282-1: 50 units; 10 units designed for elderly/disabled families and 40 units designed for general occupancy; all units are on one site.

Kingsland, GA: 44 units

GA282-2: 20 units designed for general occupancy

GA282-3: 16 units designed for general occupancy and 8 units designed for elderly/disabled families; all units are on one site.

St. Marys, GA: 31 units

GA282-4: 15 units designed for general occupancy

GA282-5: 16 units designed for general occupancy

Woodbine, GA: 38 units

GA282-7: 10 family units designed for general occupancy; 6 units are on one site and 4 units on another site.

GA282-8: 28 units; 8 units are redesigned for elderly/disabled families and 20 units are designed for general occupancy.

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

None

- c. **How many assessments were conducted for the PHA's covered developments?**

Seven Assessments

- d. **Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:**

Development Name	Number of Units
None	None

- e. **If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:**

Assessments completed

AttachmentH

AnnualStatement/PerformanceandEvaluationReport					
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)Part					I:Summary
PHAName: SoutheastGeorgiaConsolidatedHousing Authority		GrantTypeandNumber CapitalFundProgramGrantNo: GA06P28250101 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001
<input type="checkbox"/> OriginalAnnualStatement <input type="checkbox"/> ReserveforDisasters/Emergencies <input type="checkbox"/> RevisedAnnualStatement(revisionno:) <input checked="" type="checkbox"/> PerformanceandEvaluationReportforPeriodEnding: 03/31/02 <input checked="" type="checkbox"/> FinalPerformanceandEvaluationReport					
Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts				
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures				
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve	326,188		326,188	326,188
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollateralizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2 –20)	326,188		326,188	326,188
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity –SoftCosts				
25	AmountofLine21RelatedtoSecurity – HardCosts				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part					I: Summary
PHAName: Southeast Georgia Consolidated Housing Authority		Grant Type and Number Capital Fund Program Grant No: GA06P28250101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/02 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
26	Amount of line 21 Related to Energy Conservation Measures				

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgram andCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages

[illegible]

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]